

**Pendleton County Project Development Board  
Minutes**

May 17, 2006

Members present: Henry Bertram, Billy Hatfield, Robert McGinnis, Doug Wright, Mike Redden and Paul Dickison.

Others Present: Tim Christopher, Dennis Arthur and Vince Gabbard.

On a motion by Robert McGinnis, seconded by Billy Hatfield to accept the minutes from the April 19, 2006 meeting. Motion carried.

Billy Hatfield made a motion to go into public hearing to allow citizens to offer land available for the construction of a new justice center, motion seconded by Doug Wright. Motion carried.

Dr. William Verax presented property owned by himself and Don Cross. The property is located on the south side of Falmouth and is located within the city limits. Dr. Verax and Mr. Cross's property contains approximately 28 acres close to Abbeywood Apartments. The property was offered at \$10,000 per acre. Dr. Verax stated that he and his partner would be willing to sale the number of acres the project may need.

Mayor Gene Flaughter and Councilman Mark Hart made a presentation on behalf of the city of Falmouth. The city offered to donate the old Pepsi/JC building and land located on Chapel Street. The property is consist of two tracts of land. The two properties are currently on the tax rolls at the Pendleton County PVA office for \$90,000.00. The city also told the committee that they could possibility close Chapel Street between Shelby and 2nd Street if that could assist the project. Both the Mayor and Councilman Hart stressed to the committee that they felt city council would do everything within its power to have the Justice Center construction in downtown Falmouth.

Jeff Dean presented various property owned by he and/or his family. The Dean and Best Families own several pieces of property in the block of Shelby, Chapel, Maple and 2nd Streets. Mr. Dean stated that no price had been placed on the properties.

Mr. Dean also offered 3 acres on US Highway 27. The property is behind Howard's Place and Pendleton Federal Savings Bank, and is owned by Denise Best Dean and Robbie Best. Mr. Dean stated that no price has been placed on the lot.

Jack Wright, Executive Director of the Pendleton County Industrial Development Authority, Inc offered a tract of land on US Highway 27. The property is the former Fuller manufacturing plant and has approximately 2.5 acres. Mr. Wright stated that an environment ASTM Phase I assessment was performed in 2003. On behalf of the Pendleton County Industrial Development Authority Mr. Wright offered the tracts 1 and 2 of said property for \$325,000.

Randy Bastin, owned/operator of Randy's Clothing and Shoe Store offered his building on Shelby Street between buildings owned by Conrad's and the law

AOC CONSTRUCTION FILE  
COUNTY: \_\_\_\_\_  
FILE CODE: \_\_\_\_\_  
SUBMITTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_



office of Dean and Dean (1st National Bank). Mr. Bastin stated he was not prepared to place a dollar amount on the building, but would be willing to sell if it would assist the project.

On a motion by Billy Hatfield, seconded by Robert McGinnis to go out of the public hearing. Motion carried.

The committee took a short recess.

Paul Dickison made the motion to go back into a public hearing for the hear concerns from the public about he location for the new justice center, seconded by Billy Hatfield. Motion carried.

Councilman Mark Hart addressed the committee again on behalf of the City of Falmouth. Mr. Hart once again ask for downtown Falmouth to be considered for the site for the new Pendleton County Justice Center.

Jack Wright once again spoke to the committee and asked for consideration for a downtown Falmouth location. Mr. Wright presented documentation for a Main and Shelby Street location running from the Old LLL building to the through the old Pizza Factory building. Mr. Wright stated he was only throwing out a concept and was not prepare to offer the properties to the committee. The Old LLL location would include 10 properties plus land owned by the Industrial Authority.

Pendleton County Fiscal Court Member, Stacey Wells addressed the committee and ask to consider the Camp Northward Property if a downtown Falmouth location was not suitable. Squire Wells informed the committee that the Camp Northward has over 22 acres and that with excavation a building site could be built up out of the flood plain.

Randy Bastin business owner, ask the committee to consider a downtown Falmouth location on behalf of his downtown business.

Paul Dickison made a motion, second by Robert McGinnis to go out of public hearing. Motion carried

The committee agreed for architect Dennis Arthur of CMW to research the Fuller property, Verax and Cross property, and the various properties in the block of Chapel, Shelby, Maple and 2nd. Mr. Arthur will report findings at the next meeting.

Motion by Paul Dickison, second by Robert McGinnis to Adjourn meeting to meet again on Wednesday June 14, 2006 at 9:00 at special called meeting. Motion carried. An ad will be place in the Falmouth Outlook for notice of the special called meeting.

---

**Board Secretary**

---

**Board Chairman**